



April 30, 2019

Sue Fuller  
Sears Holding Management Corp  
3333 Beverly Road, BC-204A  
Hoffman Estates, IL 60179

**RE: 2018 CAM RECONCILIATION**  
**Sears #49011–Butterfield Technology Center, Tucson, AZ**

Dear Sue:

Enclosed please find a copy of the 2018 schedule for the reconciliation of the Common Area Maintenance and expenses for Butterfield Technology Center in Tucson, Arizona. During the reconciliation, we compare the previous calendar year's actual operating expenses with the amount each tenant was billed. Based on these numbers, we either bill for the shortfall in CAMS, or credit the overpayment and adjust the upcoming year's CAM payments to reflect the same.

During Calendar Year 2018, our records indicate there has been an underpayment of the estimated monthly NNN's and Insurance for the location referenced above. However, there is a balance owing on the account for outstanding property taxes. Below please find the total amount due:

Actual 2018 NNN Expense (Jan - Dec)		\$86,010.86
2018 NNN Billed to Tenant (Jan-Dec)		\$83,725.80
Occupancy (Jan to Dec)	<u>100%</u>	
Amount of underpayment		\$2,285.06
Rental Tax	0.5%	\$11.43
Subtotal:		\$2,296.49
2018 Insurance Expense		\$6,765.38
Rental Tax	0.5%	\$33.83
Subtotal		\$6,799.21
2018 NNN and Insurance		\$9,095.69
Previous Outstanding Balance due to underpayments of billed Amt		\$61,853.04
<b>Total Now Due</b>		<b>\$70,948.73</b>

\* See attached spreadsheet

The following is the breakdown showing the new estimated NNN adjustments and rental amount for your space, retro-active January 1, 2019:

2019 Tenant Ledger						
Month	Base Rent	Cam*	Sales Tax	Amount Due	Amount Paid	Balance
January	\$ 46,666.67	\$ 6,874.66	\$ 267.71	\$ 53,809.04	\$ 53,809.03	\$ 61,511.22
February	\$ 46,666.67	\$ 6,874.66	\$ 267.71	\$ 53,809.04	\$ 53,809.03	\$ 61,511.23
March	\$ 46,666.67	\$ 6,874.66	\$ 267.71	\$ 53,809.04	\$ 53,809.03	\$ 61,511.24
April	\$ 46,666.67	\$ 6,874.66	\$ 267.71	\$ 53,809.04		
Jan - Apr 2019 Cam adjust		\$ 1,169.36	\$ 5.85	\$ 1,175.21		
May	\$ 46,666.67	\$ 7,167.00	\$ 269.17	\$ 54,102.84		

\*Subject to the 2019 reconciliation.

Please forward a check in the amount of **\$ 10,270.90** to bring the account current. Additionally, please adjust your records to reflect the new monthly obligation shown above.

If you have any questions, feel free to call me at (520) 296-0200 or email [cassandra@larsenbaker.com](mailto:cassandra@larsenbaker.com).

Sincerely,

Cassandra Cornforth  
Butterfield Technology Center, LLC

October 1, 2018

Sue Fuller  
Sears Holdings Management Corp  
3333 Beverly Road, BC-204A  
Hoffman Estates, IL 60179

RE: MaxServ / Sears- 4755 S. Butterfield  
**SEMI-ANNUAL BILLING – 1<sup>st</sup> Half 2018 PROPERTY TAXES**

Dear Sue:

In accordance with the terms of your lease, we are required to bill you your proportionate share of the Real Estate taxes at Butterfield Technology Center. Please reference the breakdown of the amount due:

2018 Property Taxes	1st Half 2018
Parcel 132-20-029A	\$86,934.38
Parcel 132-20-040M	\$3,246.79
Sears Pro rata Share:	67.87%
<b>Subtotal</b>	<b>\$61,205.19</b>
Rental Tax (.5%):	\$306.03
<b>Total due for 1st half taxes</b>	<b>\$61,511.22</b>

Please make check payable to:  
**Butterfield Technology Center, TIC**

If you have any questions, please feel free to email me at [cassandra@larsenbaker.com](mailto:cassandra@larsenbaker.com).

Sincerely,

  
Cassandra Cornforth



February 28, 2019

Sue Fuller  
Sears Holdings Management Corp  
3333 Beverly Road, BC-204A  
Hoffman Estates, IL 60179

RE: MaxServ / Sears #49011– 4755 S. Butterfield  
**SEMI-ANNUAL BILLING – 2<sup>nd</sup> Half 2018 PROPERTY TAXES**

Dear Sue:

In accordance with the terms of your lease, we are required to bill you your proportionate share of the Real Estate taxes at Butterfield Technology Center. Please reference the breakdown of the amount due:

<b>2018 Property Taxes</b>	<b>2nd Half 2018</b>
Parcel 132-20-029A	\$ 86,934.38
Parcel 132-20-040M	\$ 3,246.79
Protest Fees	\$ 500.00
Sears Pro-rata Share:	67.87%
<b>Subtotal</b>	<b>\$ 61,545.31</b>
Rental Tax (0.5%):	\$ 307.73
<b>*Total due for 2nd half taxes</b>	<b>\$ 61,853.04</b>

\*Please submit payment no later than March 31<sup>st</sup> 2019.

Please make check payable to:  
**Butterfield Technology Center, TIC**  
**6298 E. Grant Rd., #100**  
**Tucson, AZ 85712**

If you have any questions, please feel free to call me.

Sincerely,

Cassandra Cornforth

PCT0913C \*\*\* 7000021483 00.0072.0235 21483/1  
21483 1 AV 0.378 \*\*\* SCH 5-DIGIT 85711

State Code Pg 5 029A Please indicate the amount of your payment.



2

BUTTERFIELD TECHNOLOGY CENTER LLC 58 1/3% &  
FOODTOWN DEVELOPMENT CO LLC 41 2/3%  
6298 E GRANT RD STE 100  
TUCSON AZ 85712-5878Delinquency Date Second Half Payment  
May 1, 2019

Amount Due 86,934.37

Due March 1, 2019

Please fold on perforation before tearing.  
Return coupon with payment.

2018 SECOND HALF PAYMENT

PIMA COUNTY

2018 PROPERTY TAX STATEMENT

ARIZONA

THIS IS THE ONLY STATEMENT YOU WILL RECEIVE

STATE CODE #			AREA CODE	PRIMARY TAX RATE PER \$100 ASSESSED VALUE	SECONDARY TAX RATE PER \$100 ASSESSED VALUE	IRRIGATION DISTRICT \$ PER ACRE
BOOK	MAP	PARCEL				
132	20	029A	0100	11.9720	2.2983	

## ASSESSMENT

TAXABLE NET  
ASSESSED VALUE

JURISDICTION

2018  
TAXES2017  
TAXES

DIFFERENCE

REAL PROPERTY

1,218,396

PIMA COUNTY PRI

49,583.84

48,847.23

736.61

PERSONAL PROPERTY

COUNTY ROAD PRI

0.00

2,900.94

-2,900.94

SCHOOL EQUAL

5,776.42

5,656.84

119.58

TUSD MAINT &amp; OPER

48,737.06

70,815.49

-22,078.43

TUSD UNRES CAPITAL

1,151.38

3,173.63

-2,022.25

TUSD ADJACENT WAYS

92.60

0.00

92.60

TUSD DESEGREGATION

23,488.24

0.00

23,488.24

PIMA COLLEGE PRI

17,036.83

16,117.64

919.19

COUNTY BONDS SEC

8,406.93

8,122.64

284.29

TUSD SCH DIST SEC

6,401.45

6,329.86

71.59

JNT TECH ED SEC

609.20

580.19

29.01

CEN ARIZ WTR SEC

1,705.76

1,624.53

81.23

PIMA CO FLD SEC

4,063.35

3,637.78

425.57

LIBRARY DISTRICT

6,278.39

5,863.38

415.01

FIRE DIST ASSIST

537.30

532.60

4.70

## 2018 TAX SUMMARY

PRIMARY PROPERTY TAX

145,866.37

LESS STATE AID TO EDUCATION

0.00

NET PRIMARY PROPERTY TAX

145,866.37

SECONDARY PROPERTY TAX

28,002.38

CAGRD MEMBER DUES

0.00

TOTAL TAX DUE FOR 2018

173,868.75

4775 S BUTTERFIELD DR PC

BUTTERFIELD BUSINESS CENTER LOTS 3-21 &amp; 22

SEP 27 2018  
BY: BTC

TOTALS

173,868.75

174,202.75

-334.00

## PAYMENT INSTRUCTIONS

To pay the 1st half installment, send the 1st half coupon with your payment postmarked no later than Nov. 1, 2018. To pay the 2nd half installment, send the 2nd half coupon with your payment postmarked no later than May 1, 2019. The minimum acceptable payment is \$10 or 10% of the payment due, whichever is greater.

BUTTERFIELD TECHNOLOGY CENTER LLC 58 1/3% &  
FOODTOWN DEVELOPMENT CO LLC 41 2/3%  
6298 E GRANT RD STE 100  
TUCSON, AZ 85712-5878Please make your check payable to:  
Pima County Treasurer  
and mail to:Pima County Treasurer  
PO BOX 29011  
Phoenix AZ 85038-9011PLEASE INCLUDE YOUR STATE  
CODE NUMBER ON YOUR CHECK

## 18 FIRST HALF PAYMENT

Please fold on perforation before tearing.  
Return coupon with payment.

1

BUTTERFIELD TECHNOLOGY CENTER LLC 58 1/3% &  
FOODTOWN DEVELOPMENT CO LLC 41 2/3%  
6298 E GRANT RD STE 100  
TUCSON, AZ 85712-5878

Due October 1, 2018

Amount Due 86,934.38

Delinquency Date First Half Payment  
November 1, 2018

Please indicate the amount of your payment

State Code: 422 00 000 1

Remit To:

PCT0913C \*\*\* 7000021484 00.0072.0236 21484/1  
21484 1 AV 0.378 \*\*\* SCH 5-DIGIT 85711

State Code 9 132 20 040M

Please indicate the amount of your payment.

BUTTERFIELD TECHNOLOGY CENTER LLC 58 1/3% &  
FOODTOWN DEVELOPMENT CO LLC 41 2/3%  
6298 E GRANT RD STE 100  
TUCSON AZ 85712-5878

2

Delinquency Date Second Half Payment  
May 1, 2019

Amount Due 3,246.79

Due March 1, 2019

Please fold on perforation before tearing.  
Return coupon with payment.

2018 SECOND HALF PAYMENT

PIMA COUNTY

2018 PROPERTY TAX STATEMENT

ARIZONA

THIS IS THE ONLY STATEMENT YOU WILL RECEIVE

STATE CODE #			AREA CODE	PRIMARY TAX RATE PER \$100 ASSESSED VALUE	SECONDARY TAX RATE PER \$100 ASSESSED VALUE	IRRIGATION DISTRICT \$ PER ACRE
BOOK	MAP	PARCEL				
132	20	040M	0100	11.9720	2.2983	

  

ASSESSMENT	TAXABLE NET ASSESSED VALUE	JURISDICTION	2018 TAXES	2017 TAXES	DIFFERENCE
REAL PROPERTY	45,504	PIMA COUNTY PRI	1,851.83	1,915.58	-63.75
PERSONAL PROPERTY		COUNTY ROAD PRI	0.00	113.76	-113.76
		SCHOOL EQUAL	215.73	221.84	-6.11
		TUSD MAINT & OPER	1,820.21	2,777.08	-956.87
		TUSD UNRES CAPITAL	43.00	124.46	-81.46
		TUSD ADJACENT WAYS	3.46	0.00	3.46
		TUSD DESEGREGATION	877.23	0.00	877.23
		PIMA COLLEGE PRI	636.28	632.06	4.22
		COUNTY BONDS SEC	313.98	318.54	-4.56
		TUSD SCH DIST SEC	239.08	248.23	-9.15
		JNT TECH ED SEC	22.75	22.75	0.00
		CEN ARIZ WTR SEC	63.70	63.71	-0.01
		PIMA CO FLD SEC	151.76	142.66	9.10
		LIBRARY DISTRICT	234.48	229.94	4.54
		FIRE DIST ASSIST	20.09	20.93	-0.84

  

2018 TAX SUMMARY	
PRIMARY PROPERTY TAX	5,447.74
LESS STATE AID TO EDUCATION	0.00
NET PRIMARY PROPERTY TAX	5,447.74
SECONDARY PROPERTY TAX	1,045.84
GAGRD MEMBER DUES	0.00
<b>TOTAL TAX DUE FOR 2018</b>	<b>6,493.58</b>

  

BUTTERFIELD BUSINESS CENTER PTN  
S266.27: BLK K

  

SEP 27 2018  
BY: BTC

  

TOTALS	2018 TAXES	2017 TAXES	DIFFERENCE
	6,493.58	6,831.54	-337.96

## PAYMENT INSTRUCTIONS

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BUTTERFIELD TECHNOLOGY CENTER LLC 58 1/3% &  
FOODTOWN DEVELOPMENT CO LLC 41 2/3%  
6298 E GRANT RD STE 100  
TUCSON, AZ 85712-5878

Please make your check payable to:  
Pima County Treasurer  
and mail to:

Pima County Treasurer  
PO BOX 29011  
Phoenix AZ 85038-9011



PLEASE INCLUDE YOUR STATE  
CODE NUMBER ON YOUR CHECK

18 FIRST HALF PAYMENT

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BUTTERFIELD TECHNOLOGY CENTER LLC 58 1/3% &  
FOODTOWN DEVELOPMENT CO LLC 41 2/3%  
6298 E GRANT RD STE 100  
TUCSON, AZ 85712-5878



Due October 1, 2018

Amount Due 3,246.79

Delinquency Date First Half Payment  
November 1, 2018

Please indicate the amount of your payment.

State Code

132 20 040M

Return To:

<b>Invoice Total</b>	<b>328.64</b>
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<b>Invoice Total</b>	<b>60.30</b>
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# Invoice

**Terms: No Terms**

4th Qtr. Main  
HVAC

<b>Invoice Total</b>	<b>2,300.45</b>
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<b>Invoice Total</b>	<b>2,296.49</b>
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## Page: 1

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Net Invoice:	61,545.31
Freight:	0.00
Sales Tax:	307.73
<b>Invoice Total</b>	<b>61,853.04</b>

Net Invoice:	6,765.38
Freight:	0.00
Sales Tax:	33.83
<b>Invoice Total</b>	<b>6,799.21</b>

## Invoice

Butterfield Technology Center, TIC  
6298 E. Grant Road, #100  
Tucson AZ 85712  
(520) 296-0200

Invoice Number: 0000289-IN

Invoice Date:

Salesperson:

Tax Schedule: COUNTY

MaxServ Inc.(Sears)  
c/o Sears Holdings  
attn: lease administration  
847-286-7976 - fax

Customer Number: MAXSERV

Customer P.O.:

Ship VIA:

Contact:

Terms: No Terms

Item Code	Description	UM	Quantity	Price	Amount
C-100	CAM Charges 1 <sup>st</sup> 1/2 2018 Property Tax				61,205.19
Net Invoice:					61,205.19
Freight:					0.00
Sales Tax:					306.03
Invoice Total					61,511.22